CITY OF WICHITA

**Wichita-Sedgwick County Metropolitan Area Planning Department**

February 7, 2025

Timothy Joseph Taylor
Frances Ann Taylor
4142 N. Lake Ridge Ct.
Wichita, KS 67205

**Re:** **BZA2025-00002:** Administrative Adjustment in the City to reduce the west, rear setback from 20 feet to 19 feet 8 inches (2 percent) to bring an existing dwelling and garage structure into compliance, on property zoned SF-5 -Family Residential District; generally located one-block west of North Hoover Road and within one-half mile south of West 37th Street North (3449 N. Sunny Ln.).

**Legal Description:** S1/2 OF TR BEG 15 FT N & 429.85 FT W SE COR NE1/4 N 521.71 FT FOR BEG N 257 FT W 175 FT S 257 FT E TO BEG EXC N 14.5 FT THEREOF & EXC E 15 FT FOR RD SEC 34-26-1W.

Dear Applicant,

We have reviewed your request for a Zoning Adjustment to reduce the west, rear setback from 20 feet to 19 feet 8 inches (2 percent) on the aforementioned property in order to bring an existing dwelling and garage structure into compliance. It is our understanding that the former dwelling on the site was removed, and a garage structure with a small dwelling space inside it was constructed along the rear setback line. The subject dwelling and garage structure encroaches 4 inches into the rear setback.

Section V-I.2.a of the UZC allows reducing the minimum rear setback (required by the property development standards of the zoning district) by up to 20 percent. This adjustment is permissible when the provisions of this section and the Zoning Adjustment Criteria of Section V-I.6 are met. We find that the reduction of the setback as proposed meets the provisions of Section V-I.2.a and the four criteria required by Section V-1.6 as set out below:

1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed reduction of the west rear setback from 20 feet to 19 feet 8 inches will have no impact on the safety and convenience of vehicular and pedestrian circulation in the right-of-way.

2) Impact on existing uses in surrounding areas: There will be no impact on the existing uses. The majority of the building is built within the buildable area of the lot. A 4-inch reduction in the setback will not have negative impacts on surrounding properties.

3) Compatibility with existing or permitted uses on abutting sites: Properties to the north, east, south, and west are zoned SF-5 Single-Family Residential District and developed with single-family dwelling and accessory structures. The subject structure has a dwelling located inside it and is compatible with the surrounding area.

4) Effect on public health, safety, or welfare: There will be no encroachment into public utility easements or right-of-way. There will be no negative impact on the public health, safety, or welfare, nor will properties or improvements in the vicinity be materially injured.

Our signatures below indicate that Zoning Adjustment to reduce the west rear setback from 20 feet to19 feet 8 inches is hereby GRANTED, subject to the following conditions:

1) The site shall be developed in general conformance with the approved site plan.

2) The applicant shall obtain a building permit within 60 days of the Administrative Adjustment approval. The site shall conform to all codes including but not limited to zoning, building, health, and fire.

3) The setback reduction shall apply only to the 19-foot 8-inch west, rear setback as illustrated on the approved site plan. All other structures or additions on the subject property shall conform to the setbacks permitted by the Unified Zoning Code unless a separate Zoning Adjustment or Variance is granted.

4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Zoning Adjustment, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Zoning Adjustment is null and void.

The "Development Application" sign should now be removed from the property.

Scott Wadle, Director
Metropolitan Area Planning Department

J.R. COX JR.

Chris Labrum, Director
Metropolitan Area Building and Construction Department

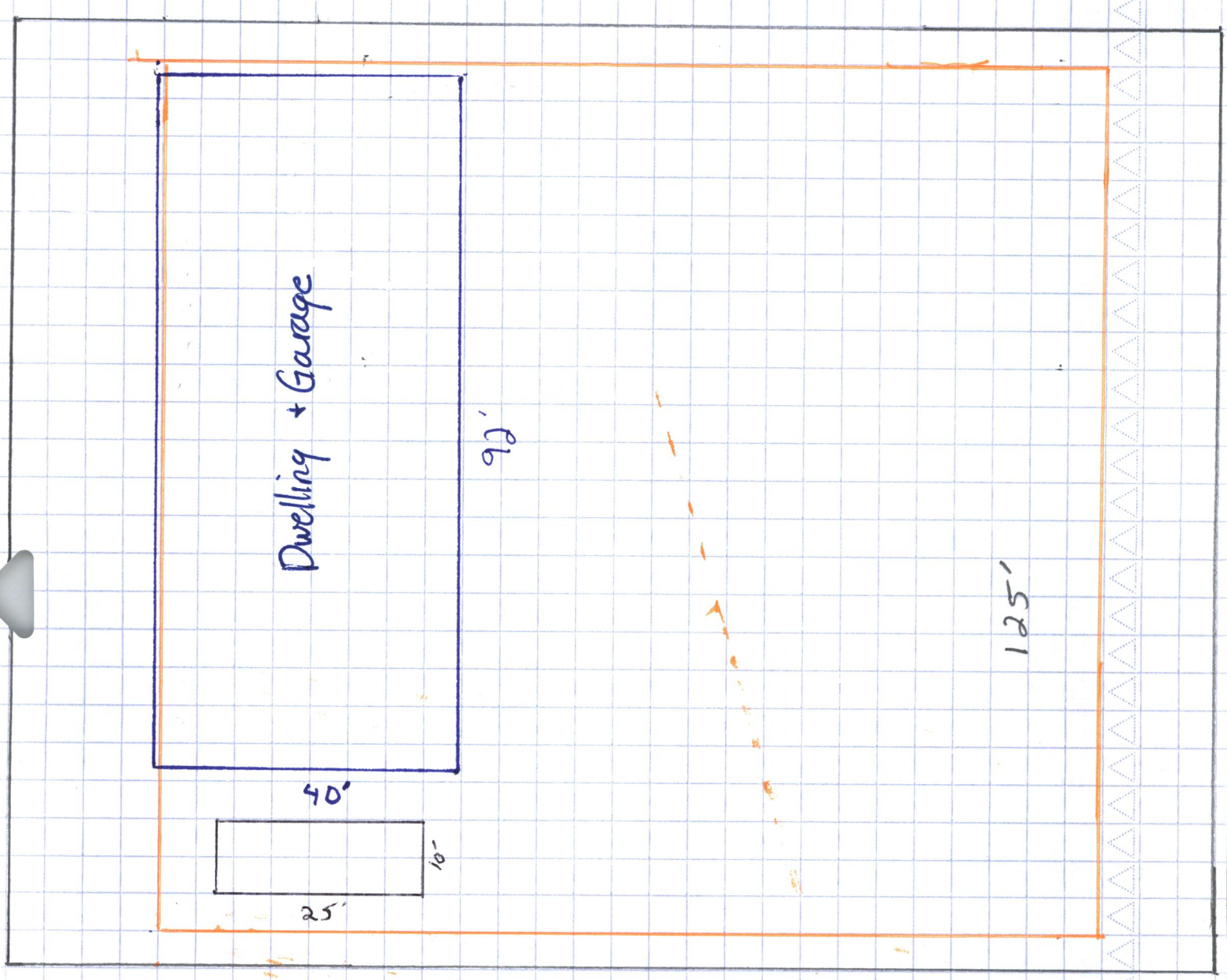
cc: MABCD
J.V. Johnston, City Council District V
Tersea Veazey, CSR District V

1" = 20'

□ = 5'

3449 N Sunny Ln

160'




Setback line

Building foot print

Shed foot print

Lot foot print

SITE PLAN

APPROVED 2/7/25 BV

BZA25-02